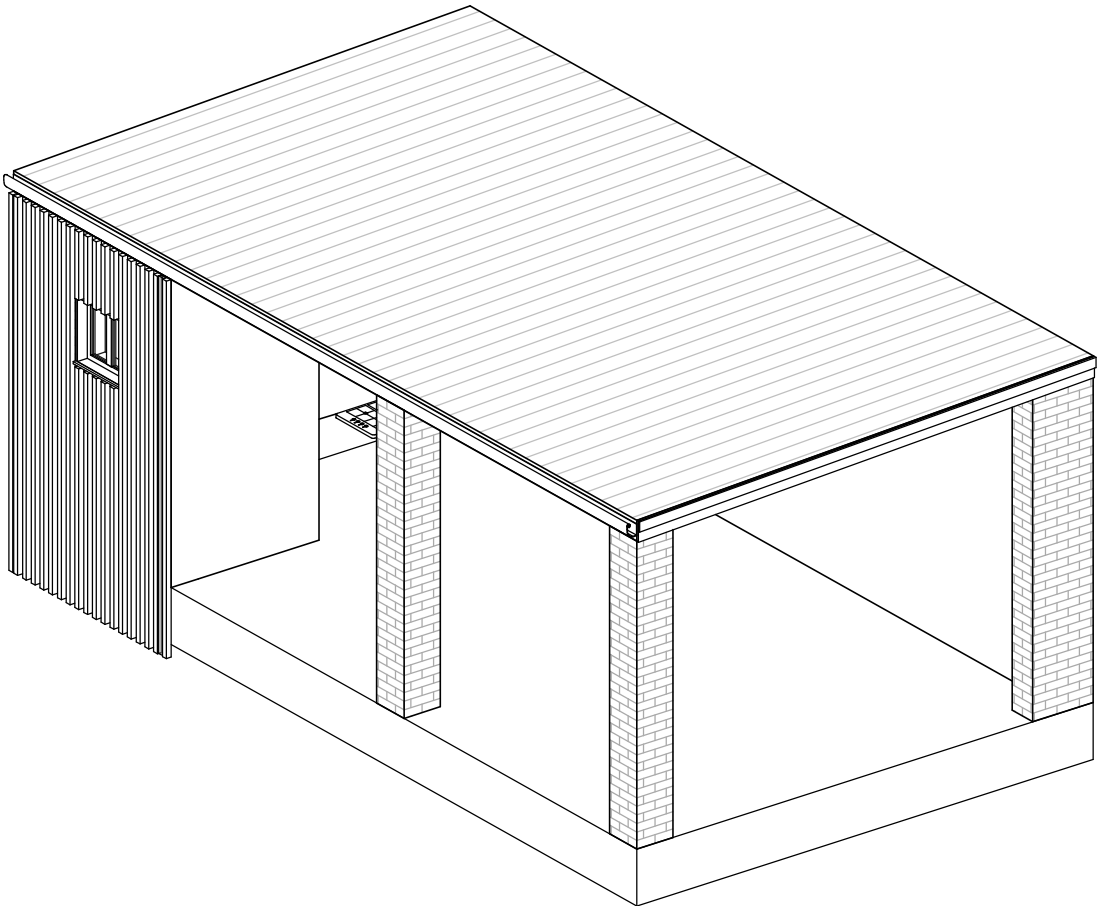
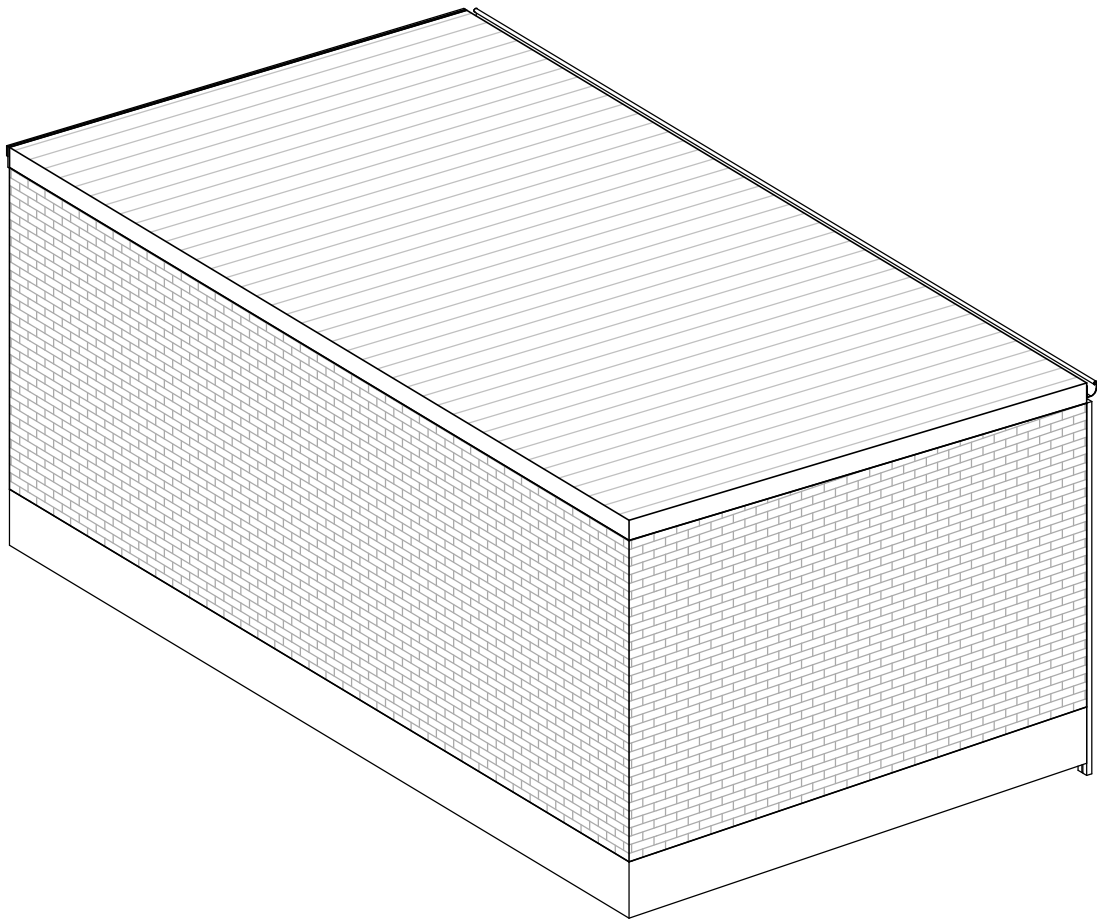
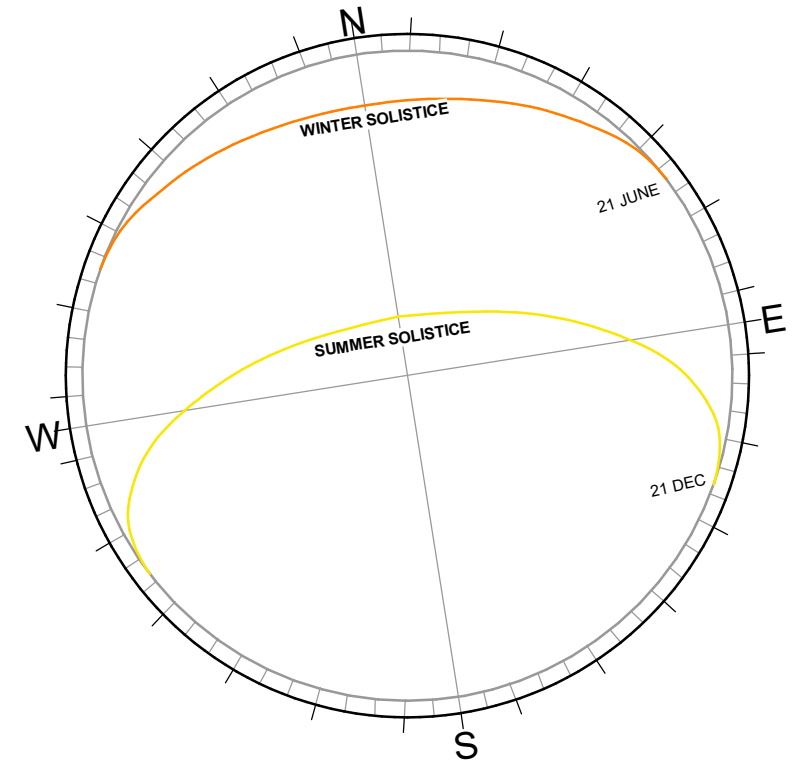
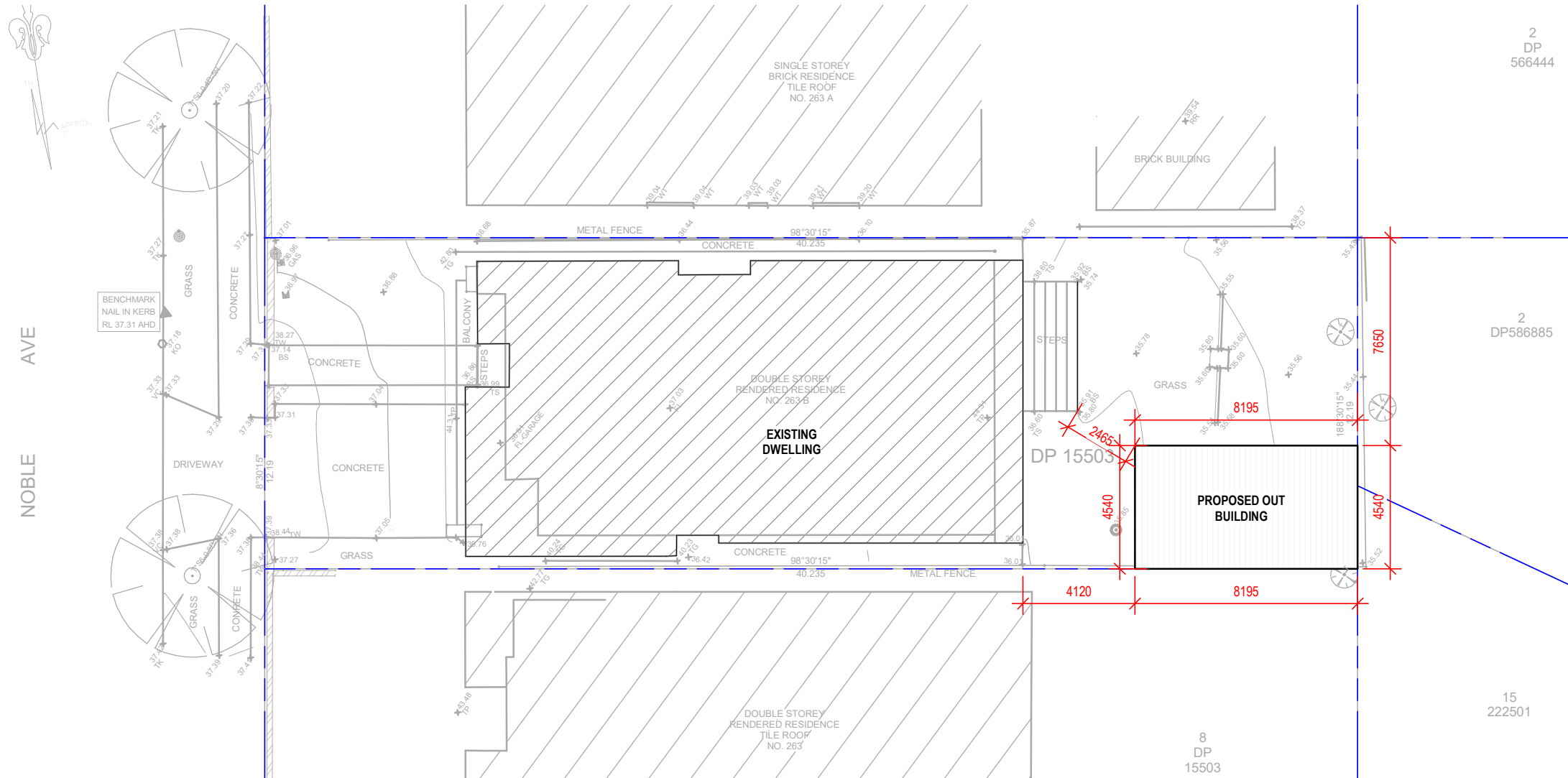


263B NOBLE AVENUE, GREENACRE, NSW 2190

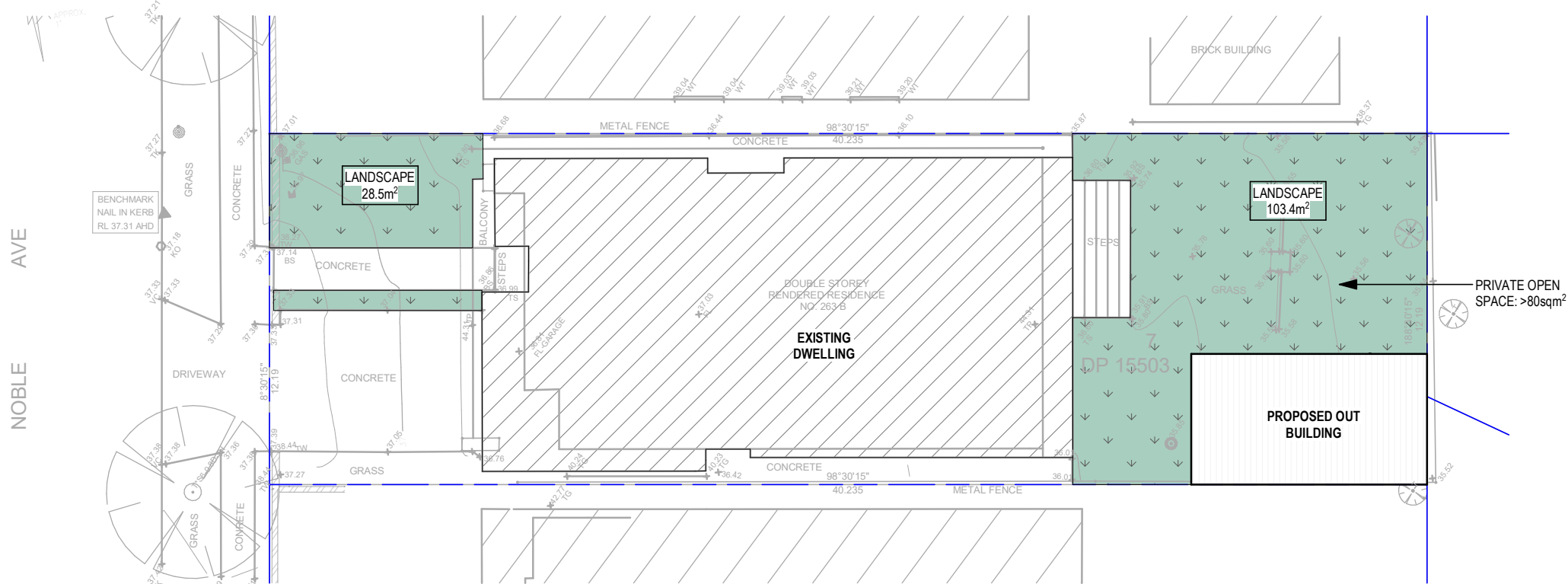
PROPOSED OUT BUILDING TO THE REAR OF THE EXISTING HOUSE

Drawing List			
Sheet Number	Sheet Name	Current Revision	Revision Date
DA 00	Cover Page	A	24.03.2025
DA 01	Site Plan, Site Ananlysis Plan	A	24.03.2025
DA 02	Landscape Plan	A	24.03.2025
DA 03	Ground Floor Plan	A	24.03.2025
DA 04	Roof Plan	A	24.03.2025
DA 05	Elevations	A	24.03.2025
DA 06	Section	A	24.03.2025
DA 07	FSR Calculations	A	24.03.2025
DA 08	Schedule Of Finishes	A	24.03.2025
DA 09	Sediment Erosion Control Plan	A	24.03.2025
DA 10	Shadow Diagrams	A	24.03.2025
DA 11	Notification Plan	A	24.03.2025





1 Site Plan, Site Analysis Plan
1 : 200



1 Landscape Plan

1 : 200

NOTES AND SPECIFICATIONS

EXCAVATIONS

Prior to carrying out any excavations, the contractor is to confirm the locations of all services. Service pits and lids are not to be covered by any materials. Trim and grade area to form a smooth even finish.

GARDEN BED / MULCH

The topsoil to all garden bed areas shall be four (4) parts site topsoil to one (1) part organic compost thorough blended together prior to placing into position. Where the site topsoil is considered not suitable, an imported topsoil blend meeting the requirements of AS4419-1998 shall be used. Garden bed subgrades are to be cultivated to a depth of 150mm. Topsoil depths to all garden bed areas in deep soil to be 300mm (min). At the completion of all planting operations apply a 75mm layer of mulch over entire garden bed taking care not to smother plants. Reduce depth of mulch around base of plants to form "watering dish". Mulch used shall be Pine Bark Nuggets as supplied by ANL. Where there is insufficient depth due to presence of bedrock or other structures, the proposed planting is to be modified to suit in accordance with instruction from landscape architect.

TURF / GARDEN EDGING

Turf used for this site shall be Sir Walter Buffalo or similar soft leaf variety. Unless specified otherwise, turf shall be laid over 150mm topsoil and finished flush with adjacent surfaces. Water turfed areas immediately after turfing operations. Topdress any excessively undulating areas to form a smooth level surface with a coarse grade washed river sand. All garden edging as denoted by 'GE' on the plan is to be constructed as per detail.

PLANT MATERIAL

The plants are to be healthy nursery stock, free from disease, injury, insects all weed or roots of weeds. All plants are to be thoroughly soaked 1 hour prior to planting. All plants delivered for use on site shall be fully acclimatized to prevailing local Sydney conditions.

EXISTING TREES TO BE RETAINED

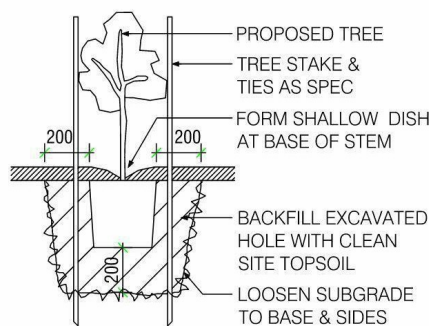
The existing trees indicated for retention shall be protected for the duration of the construction period. Install a 1.8m high temporary protective fence (TPF) to the locations as indicated on the plan. Do not store or otherwise place bulk or harmful materials under or near a tree which is to be retained. Do not attach stay guys and the like to a tree which is to be retained. Where it is absolutely necessary to prune tree roots / limbs, contractor to ensure all Council approvals have been obtained. All tree work is to be carried out by a qualified and insured arborist. Where an arborist report has been prepared for the existing tree on site; The landscape plan shall be read in conjunction with this report. All trees identified for retention shall be protected and managed in accordance with the recommendations of this report. These recommendations will take precedence over any measures outlined in the landscape plan.

MAINTENANCE / ON GOING CARE

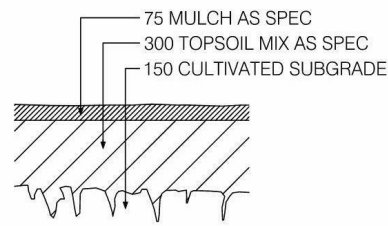
Maintain all landscape areas to ensure plant health and occupant safety for period of 12 months beginning from date of practical completion to the satisfaction of Council. Maintenance will include but is not limited to the following activities: Mowing and edging lawn areas, fertilizing all plant material, pruning, watering, replacing failed plant material, treating for pests and diseases, topping up of mulch areas and weeding garden beds as required. On completion of the initial 12 month period, all maintenance responsibilities shall be handed over to building management / property owner for on-going care. Note: All trees will require ongoing annual observation and maintenance by qualified arborist to ensure occupant safety, tree health and to avoid damage to surrounding structures and property.

DISCREPANCIES

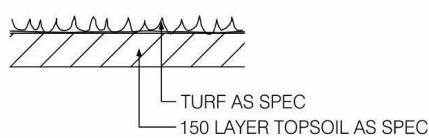
Should there be any discrepancies on the drawings with existing site conditions; contractor is to notify the landscape architect prior to proceeding with the works



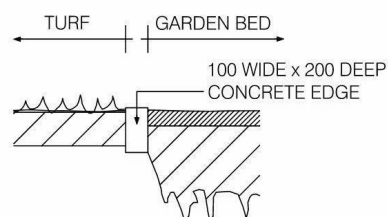
A TREE PLANTING DETAIL NTS



B GARDEN BED NTS



C TURFING DETAIL NTS



D GARDEN EDGE NTS

SURFACE TREATMENT LEGEND

STF	Synthetic Turf
TF	Turf
GE	Garden Edge (to detail)
CL	Clothes Lines (to client requirements)
CB/TP	Colorbond / Timber Paling (1.8 high)
T	Tile (to client requirements)
RWT	Rainwater Tank (to Engineers Specifications)
PV	Pavers
PP	Water Permeable Unit Paver
SC	Stenciled Concrete (Charcoal/gunmetal)
DGR	Decomposed Granite finish
TPF	Temporary Protection Fence (1.8m chainmesh)
GVL	Gravel Surface / Path (Nepean River Pebble)
TD	Timber Deck
CP	Concrete Path
B	Bench Seat
BT	Table Bench Seating

REVISIONS			
ISSUE	DATE	DESCRIPTION	BY
A	24.03.2025	ISSUED FOR PRELIMINARY	K.H.

PROJECT TITLE	PROPOSED STUDIO TO THE REAR OF THE EXISTING HOUSE
PROJECT ADDRESS	263B Noble Avenue, Greenacre, NSW 2190
NOTES	Dimensions - Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions. Copyright © This document is copyright. All rights reserved.

DRAWING TITLE	Landscape Plan	REVISION NO.	A	TRUE NORTH
DRAWING NO.	DA 02	DRAWING SCALE	1 : 200	SHEET SIZE A3
DATE OF ISSUE	24.03.2025			

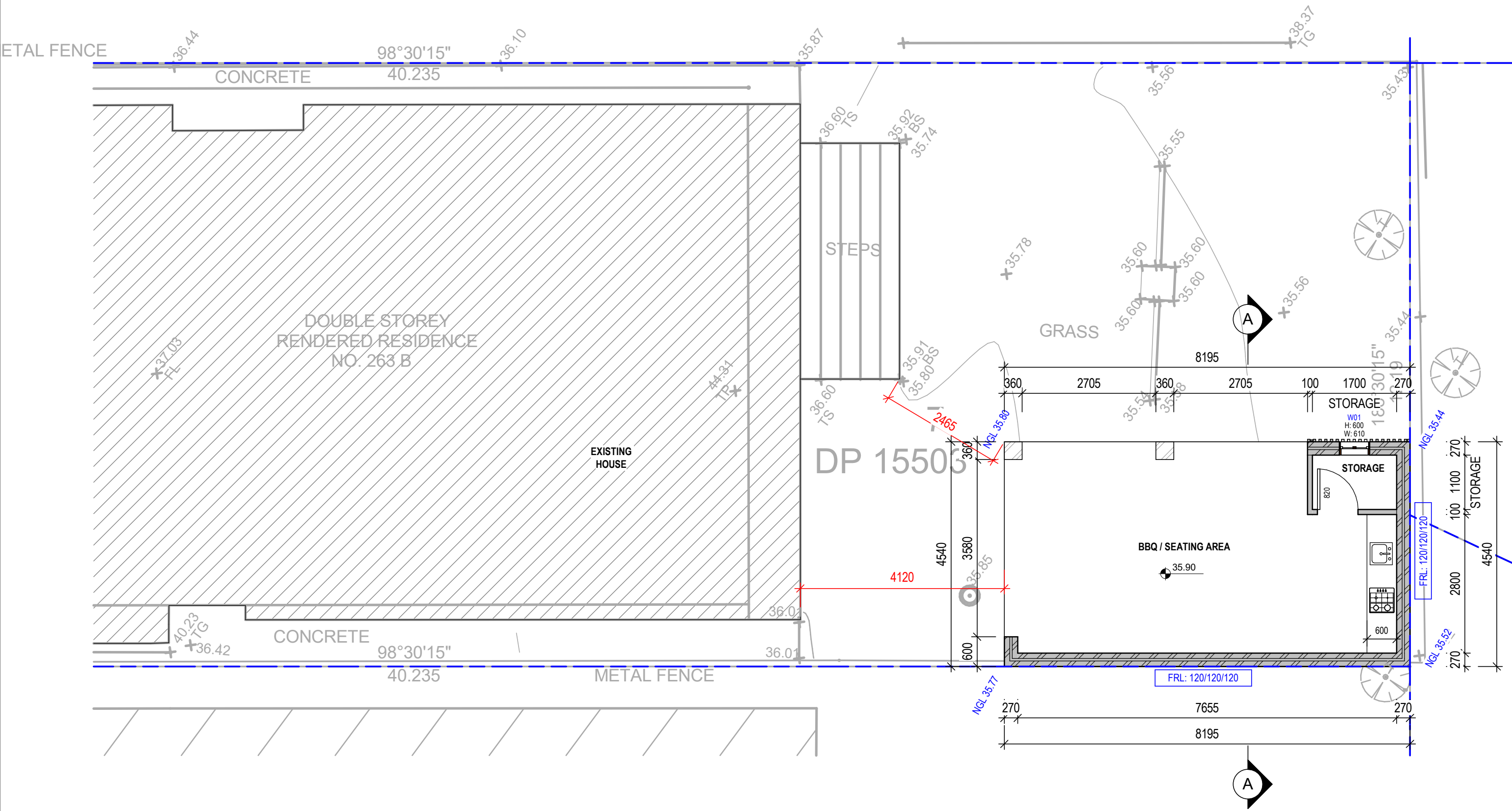
ISSUED FOR DEVELOPMENT APPLICATION

ASTLEY HOMES



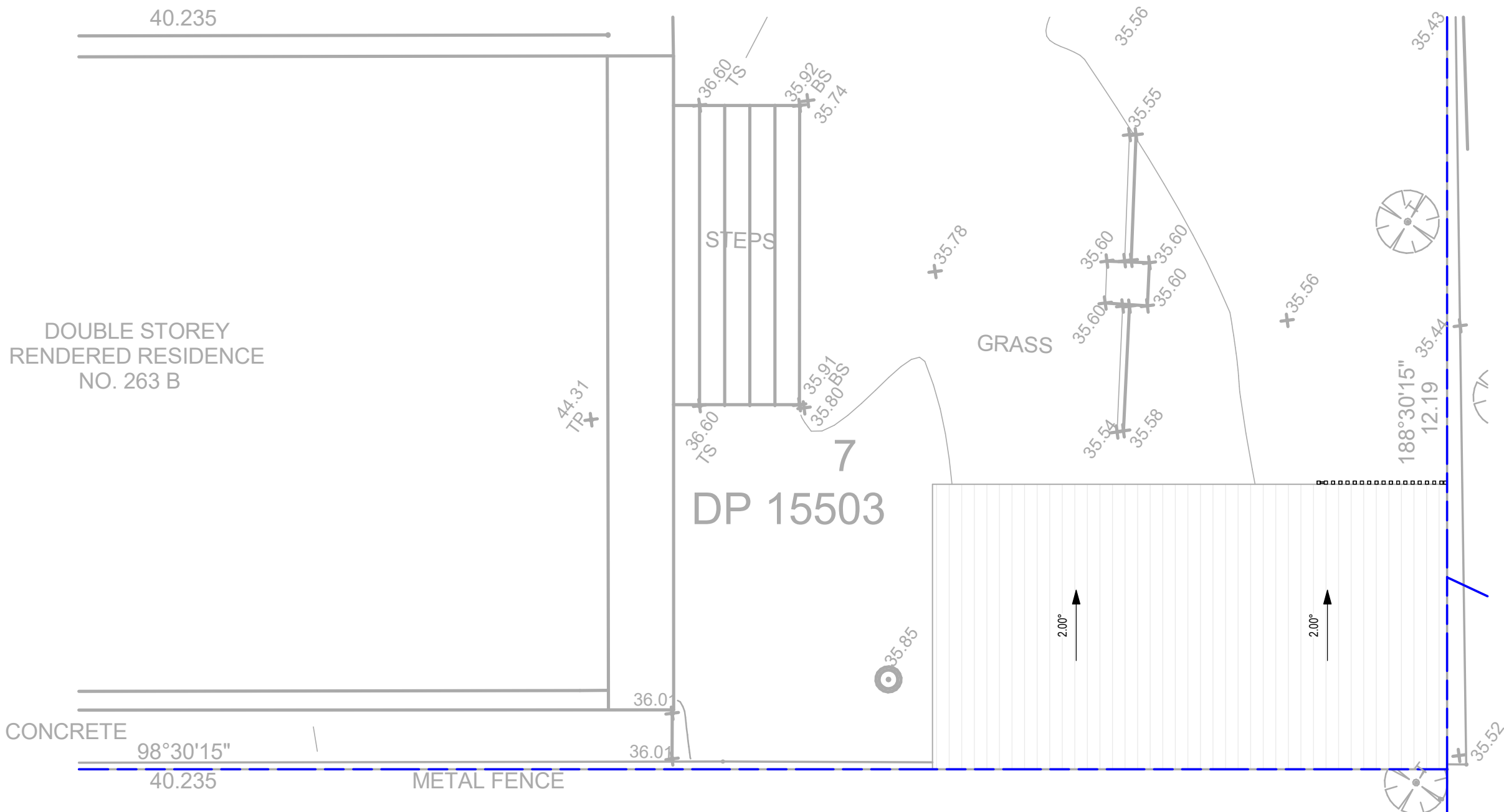
BDAA Accreditation Number: 6614
Design Practitioner Number: DEP0001004

P: 0448 923 373
E: info@astleyhomes.com.au



1 Ground Floor
1 : 75

- (S) SMOKE ALARM SYSTEM
- (MV) MECHANICAL VENTILATION



1 Roof Plan
1 : 75



BDAA Accreditation Number: 6614
Design Practitioner Number: DEP0001004

P: 0448 923 373
 E: info@astleyhomes.com.au

REVISIONS			
ISSUE	DATE	DESCRIPTION	BY
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PROJECT TITLE
 PROPOSED STUDIO TO THE REAR OF
 THE EXISTING HOUSE

PROJECT ADDRESS
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DRAWING TITLE
 Roof Plan

DRAWING NO.
 DA 04

DATE OF ISSUE
 24.03.2025

REVISION NO.
 A

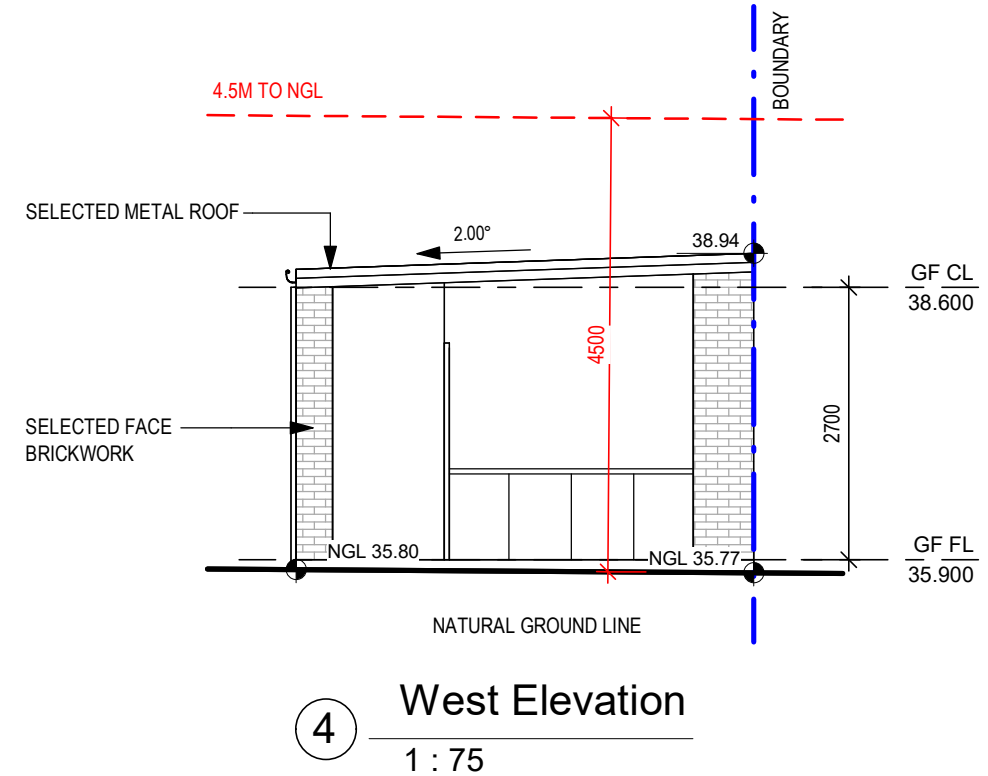
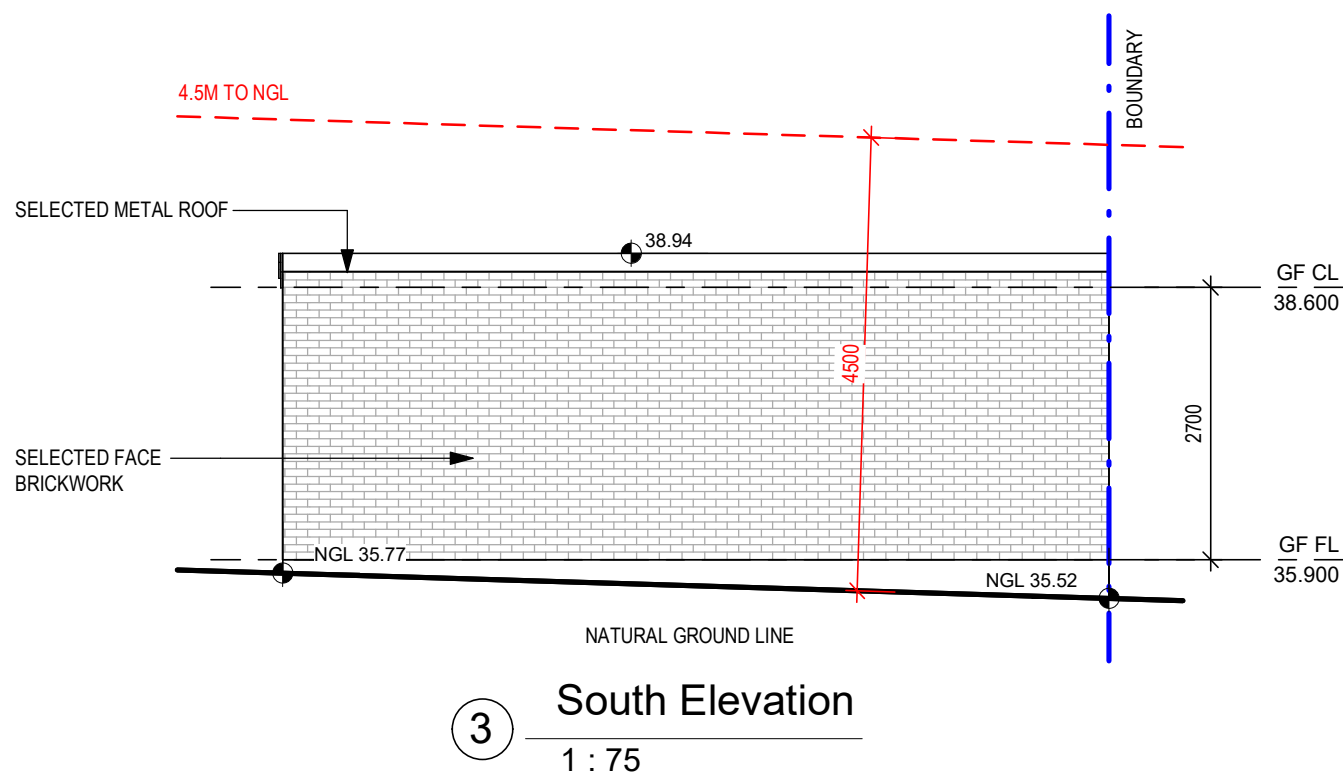
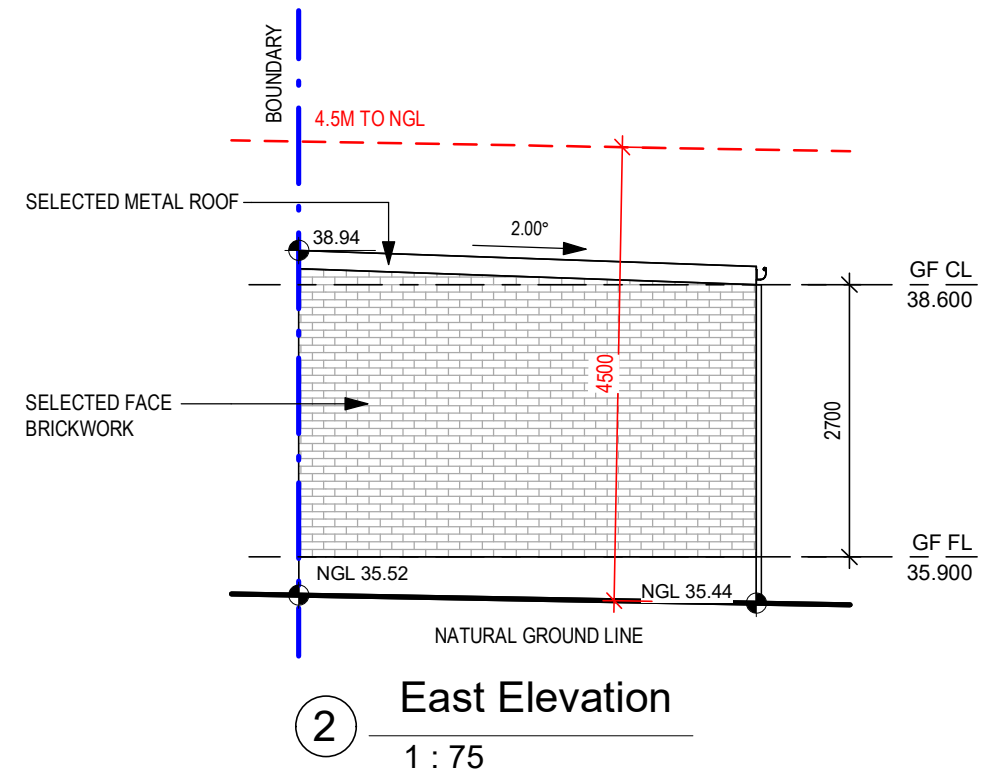
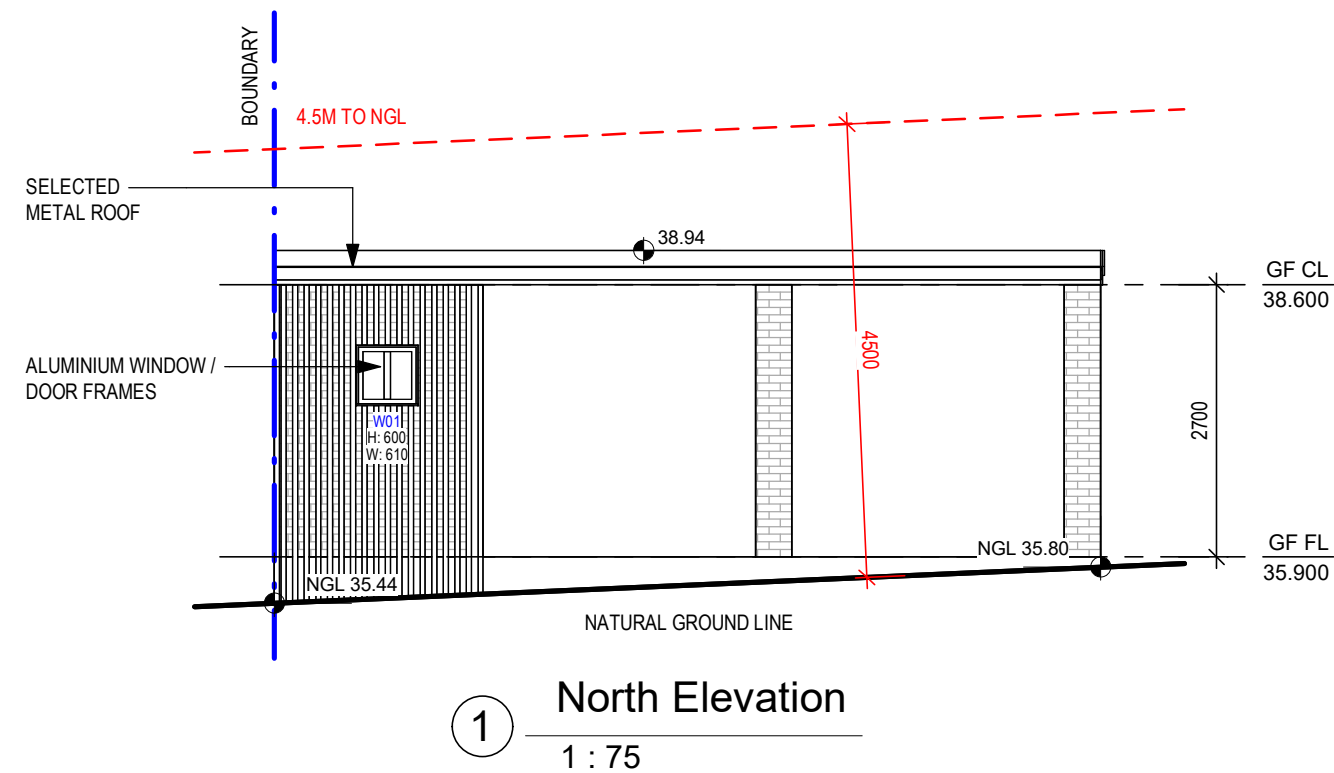
DRAWING SCALE
 1 : 75

TRUE NORTH

SHEET SIZE
 A3

ISSUED FOR DEVELOPMENT APPLICATION

WINDOW SCHEDULE			
Mark	Height	Width	Location
W01	600	610	



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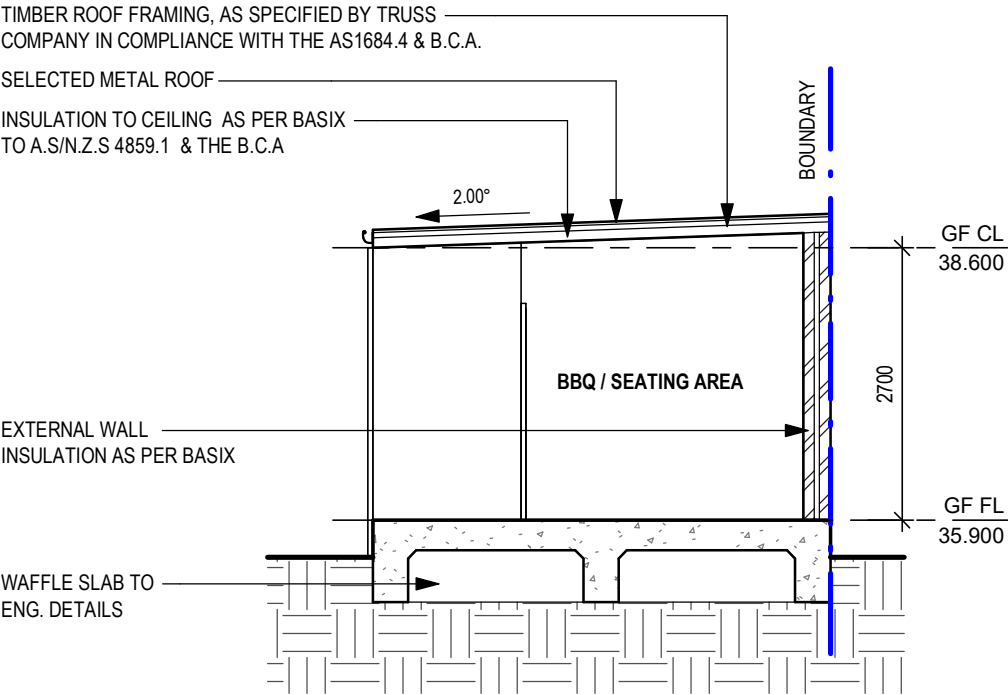
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DRAWING TITLE
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DRAWING NO.
DA 05
DATE OF ISSUE
24.03.2025

REVISION NO.
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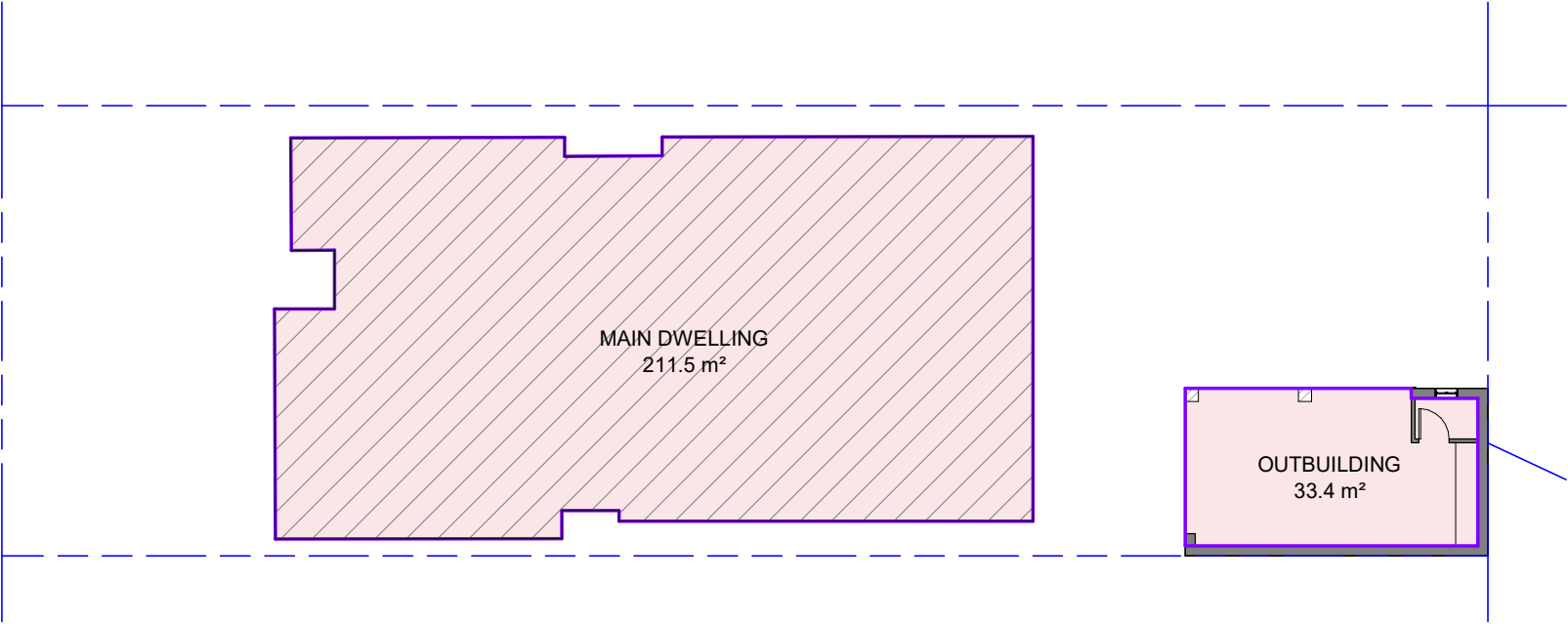
TRUE NORTH
SHEET SIZE
A3

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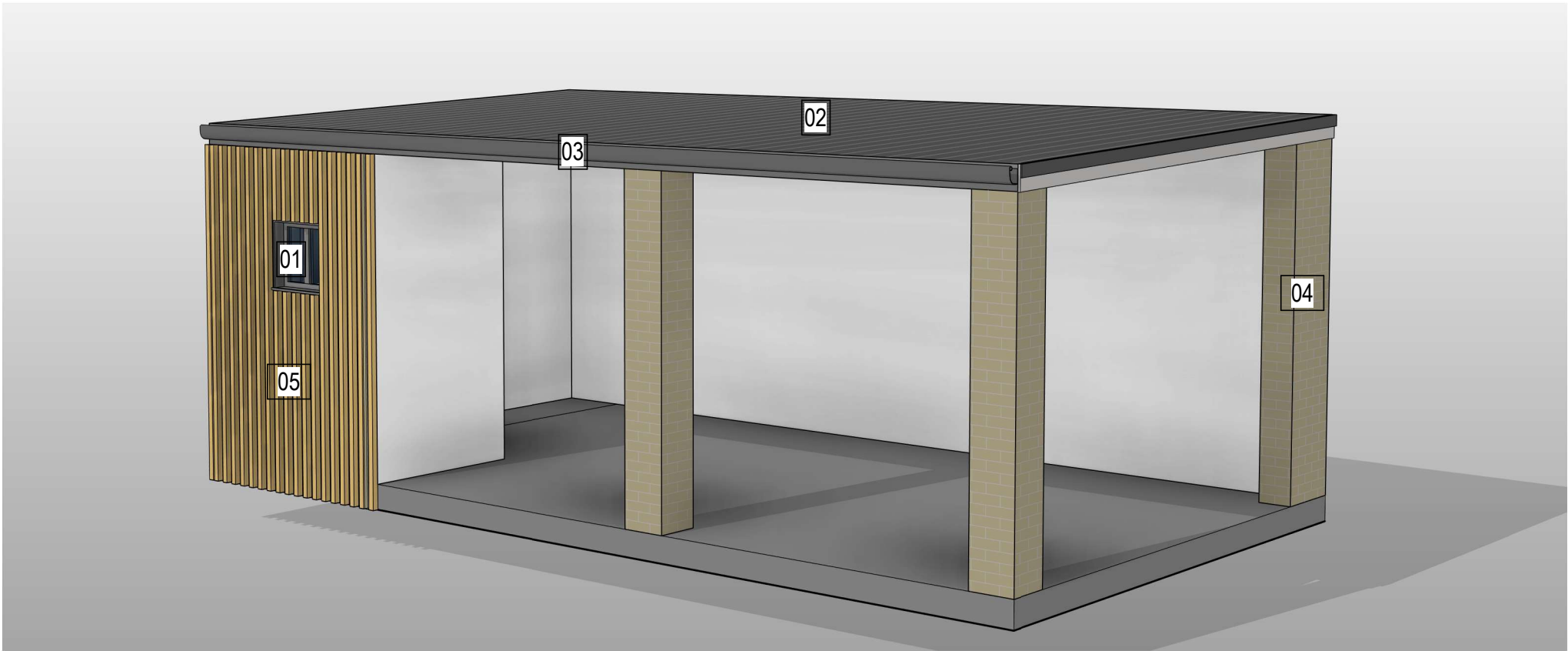
1 Section A
1 : 75

REVISIONS			
ISSUE	DATE	DESCRIPTION	BY
A	24.03.2025	ISSUED FOR PRELIMINARY	K.H.



1 Ground Floor Area Plan
1 : 200

SITE CALCULATIONS	
FLOOR AREA CALCULATIONS	
SITE AREA:	490.5 m ²
EXISTING MAIN DWELLING:	211.5 m ²
PROPOSED STUDIO (36.0 m ² MAX):	33.4 m ²
MAX. TOTAL FLOOR AREA: 50%	245.25 m ²
PROPOSED TOTAL FLOOR AREA:	244.9 m ² < 245.25 m ²
SITE COVERAGE (50% MAX):	244.9 m ² (49.9%) < 50%
LANDSCAPING CALCULATIONS	
MIN. LANDSC. FORWARD OF BUILDING LINE: 25% OF THE AREA OF THE LOT FORWARD OF THE BUILDING LINE = 0.25 x 90.2m2	22.5 m ²
PROPOSED LANDSCAPING AT FRONT:	28.5 m ² > 22.5 m ²
PROPOSED LANDSCAPING AT REAR:	103.4 m ²
MIN TOTAL LANDSCAPE AREA (20%):	98.1 m ²
PROPOSED TOTAL LANDSCAPING AREA:	131.9 m ² > 98.1 m ²



1 SCHEDULE OF FINISHES



01. ALUMINIUM WINDOWS & DOORS



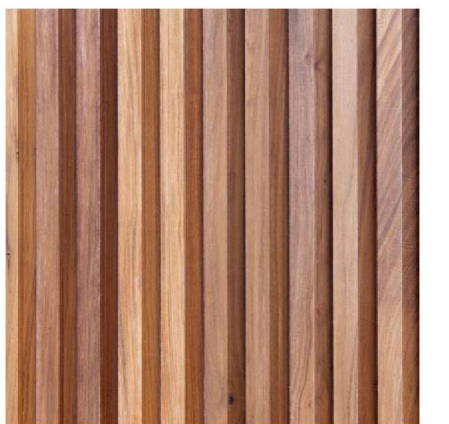
02. BLACK STEEL ROOF



03. FASCIA & GUTTER

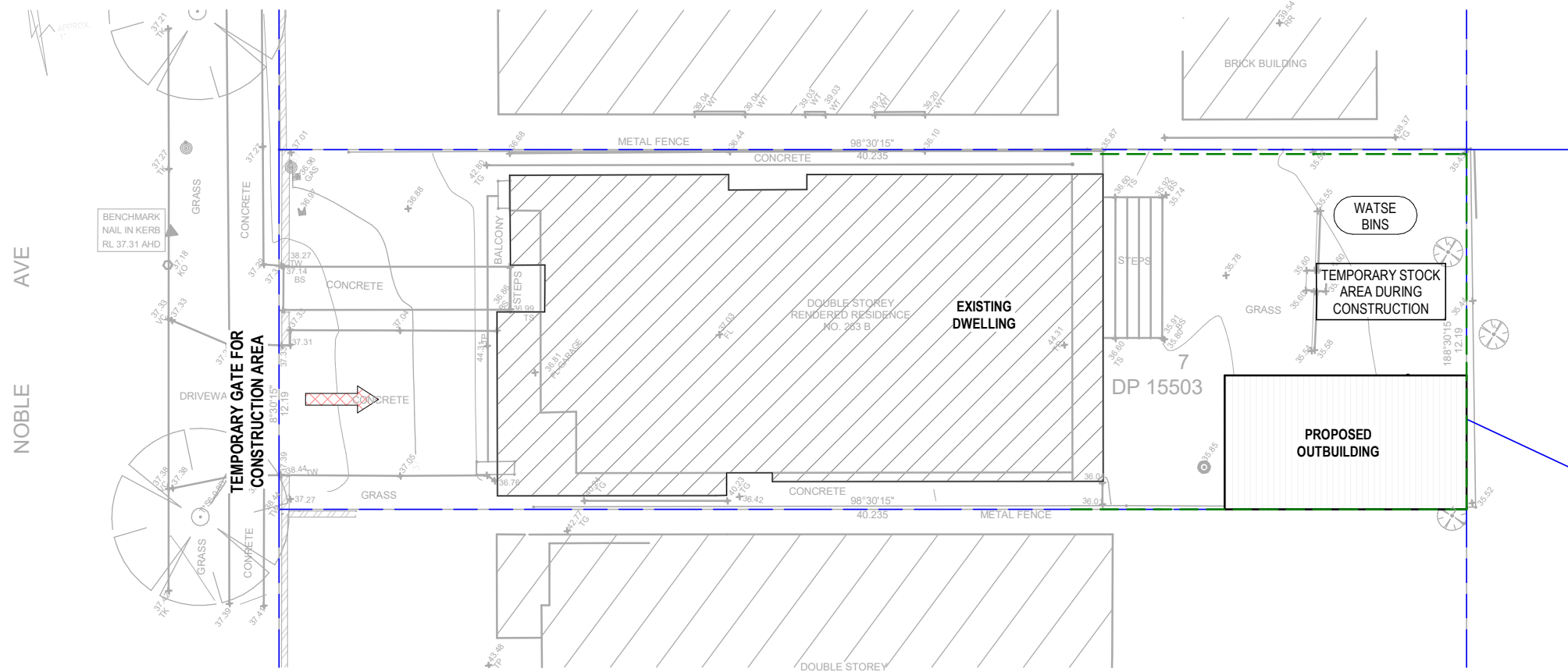


04. FACE BRICKWORK



05. TIMBER CLADDING

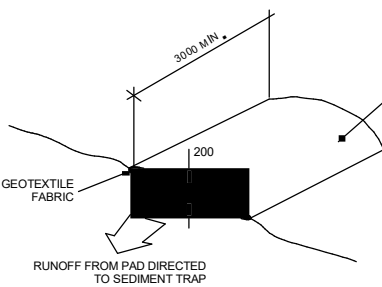
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LEGEND

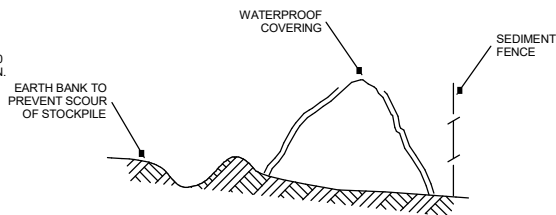
- SITE BOUNDARY
- SEDIMENT CONTROL FENCE
- TEMPORARY FENCE

1 Sediment Erosion Control Plan
1 : 200



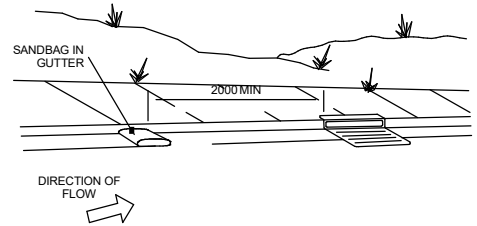
VEHICLE ACCESS TO SITE

NTS
VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.



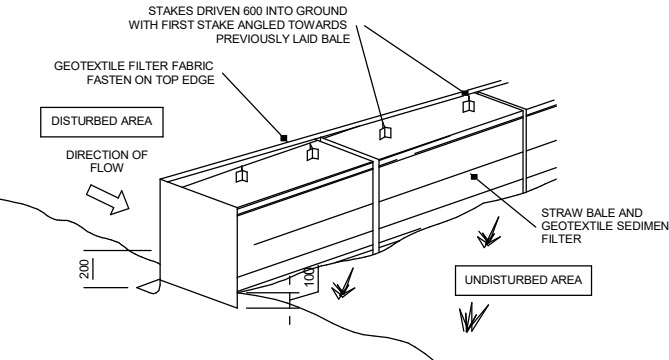
BUILDING MATERIAL STOCKPILES

NTS
ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION.
THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.



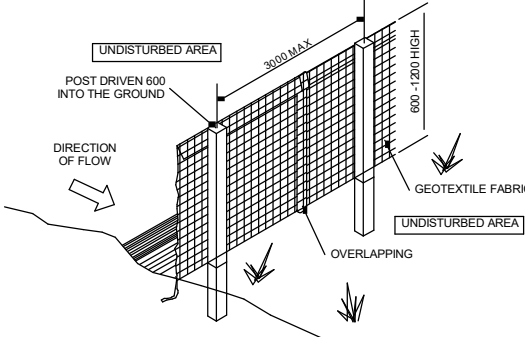
SANDBAG KERB SEDIMENT TRAP

NTS
IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER.



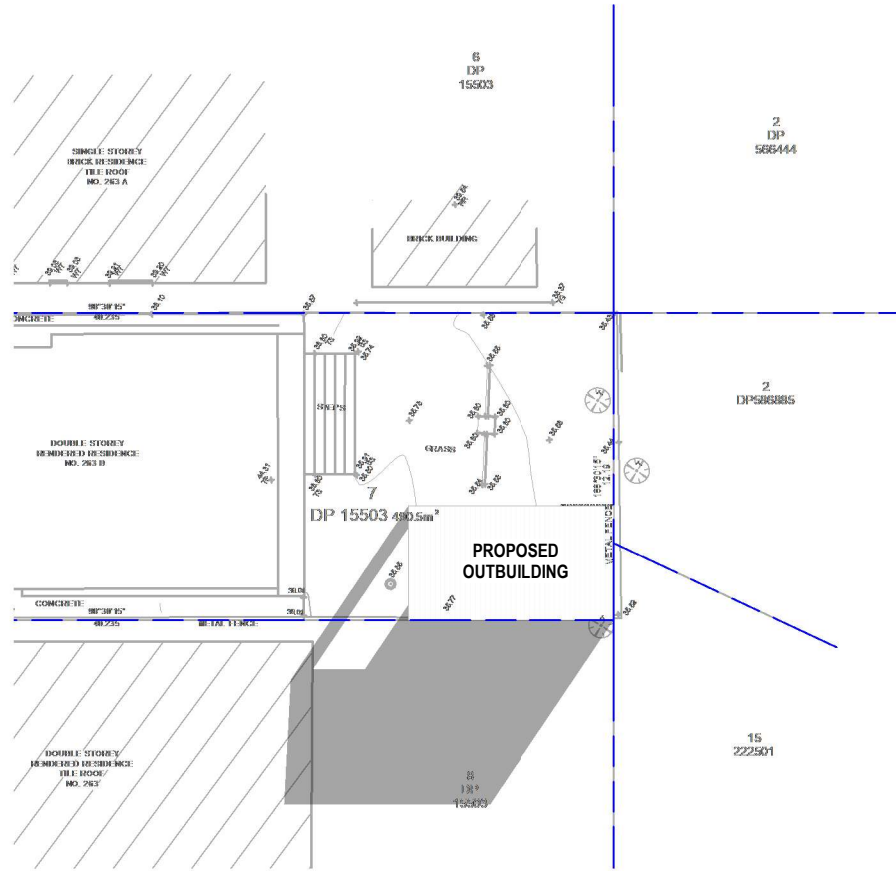
STRAW BALE DETAIL

NTS

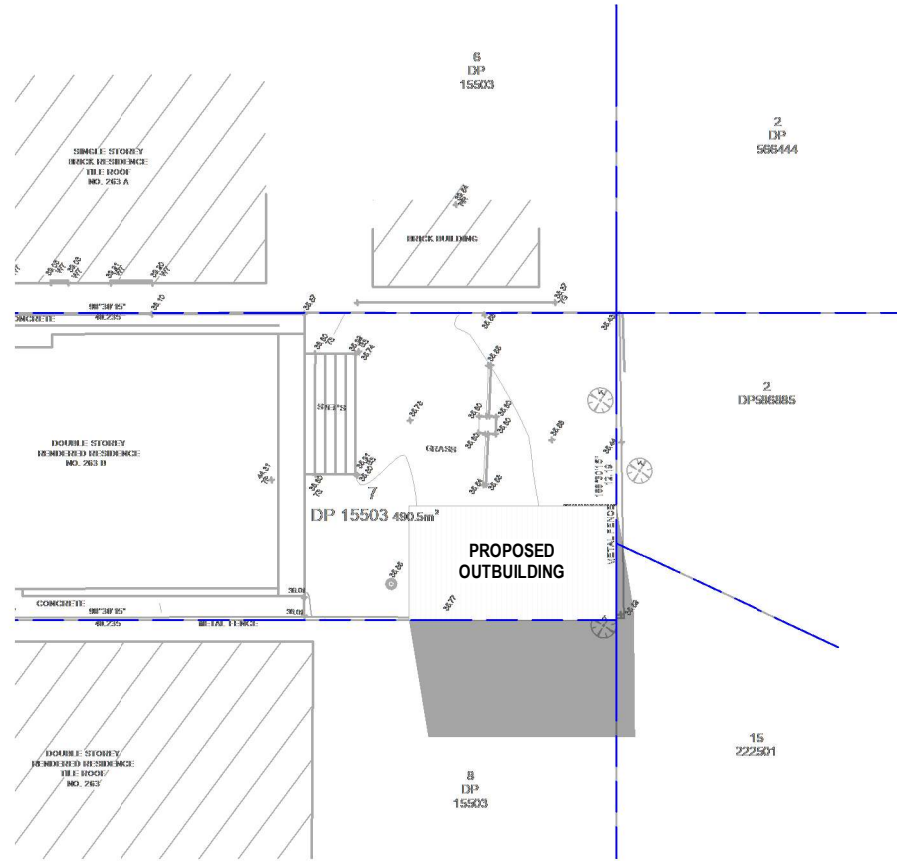


SEDIMENT AND EROSION FENCE DETAIL

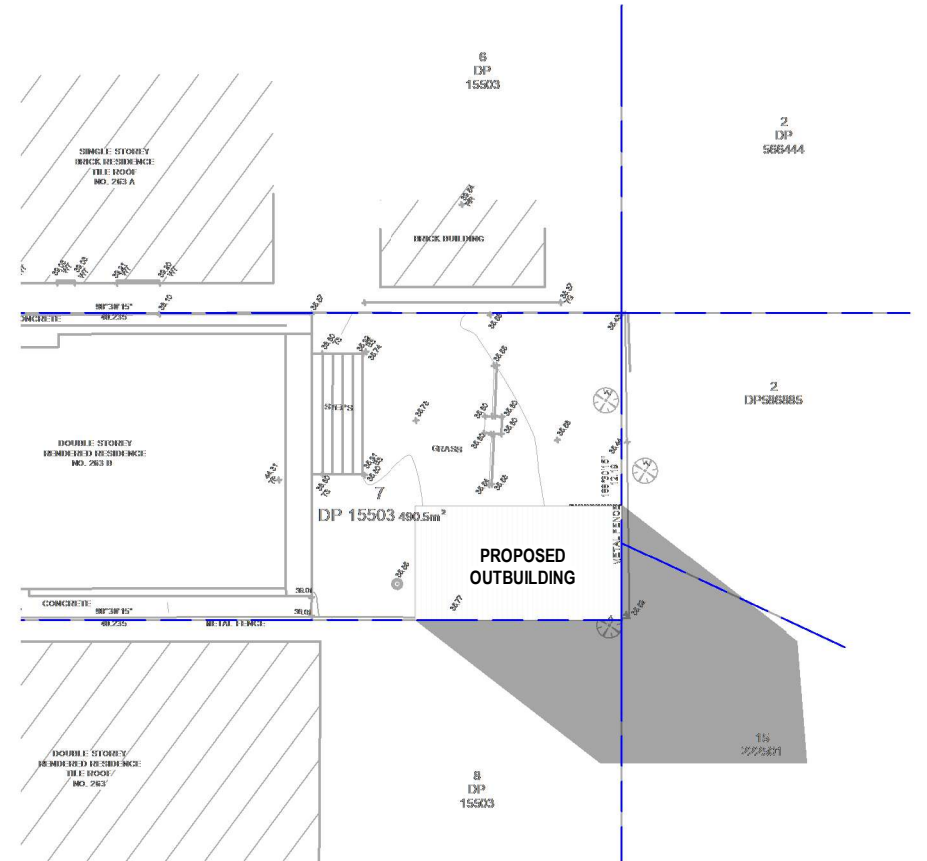
NTS



① 9am Shadow Diagram - 21 June
1 : 300



② 12pm Shadow Diagram - 21 June
1 : 300



③ 3pm Shadow Diagram - 21 June
1 : 300

ASTLEY HOMES



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Design Practitioner Number: DEP0001004

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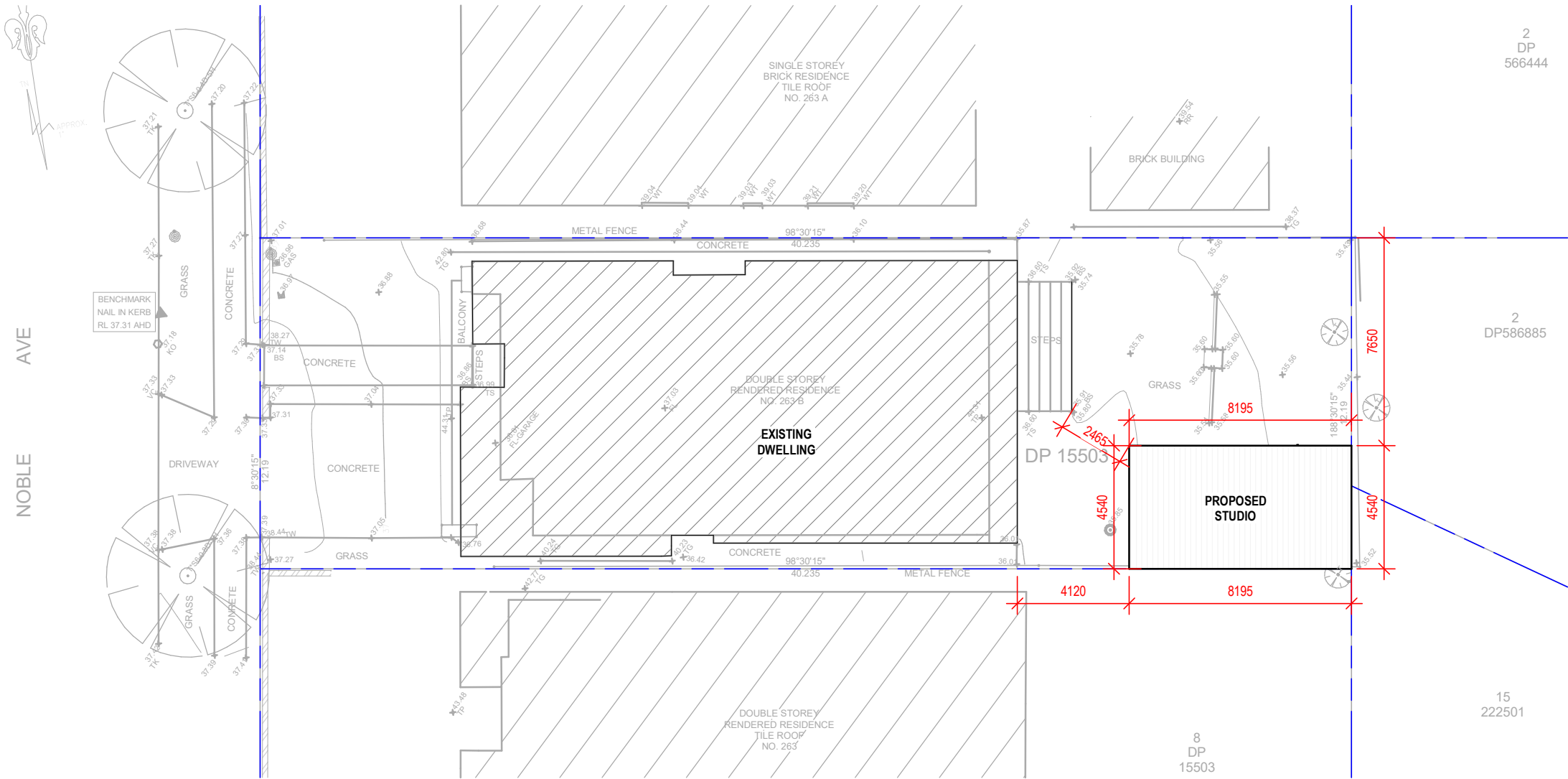
DRAWING TITLE
Shadow Diagrams
DRAWING NO.
DA 10
DATE OF ISSUE
24.03.2025

REVISION NO.
A
DRAWING SCALE
1 : 300

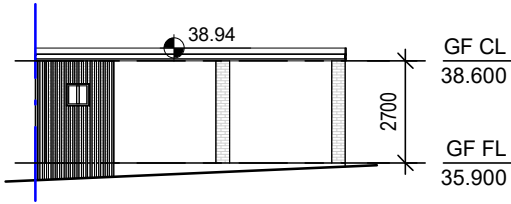
TRUE NORTH

SHEET SIZE
A3

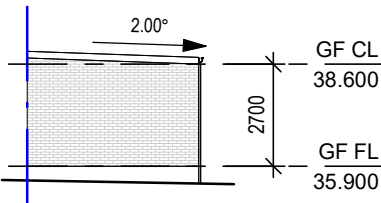
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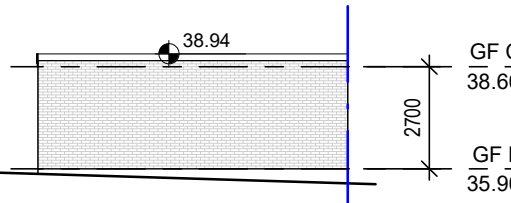
1 Site Plan
1 : 200



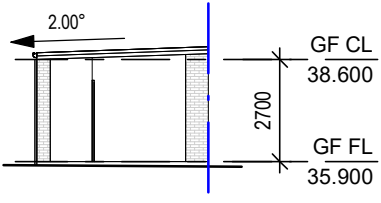
2 North Elevation
1 : 200



3 East Elevation
1 : 200



4 South Elevation
1 : 200



5 West Elevation
1 : 200